



**CITY OF MANCHESTER  
ZONING BOARD ADJUSTMENT  
ONE CITY HALL PLAZA  
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May 7, 2004

## **MANCHESTER, NH ZONING BOARD OF ADJUSTMENT**

### **Board Decisions from the May 6, 2004 Public Hearing and Business Meeting**

#### **PUBLIC HEARING**

1. Case #48-ZO-04 – Ladislau Lala (Owner) proposes to remove existing 1-stall garage and rear porch and build an addition for added living space and a 2-stall garage and seeks a **variance** from Section 6.07 street yard and side yard setback of the Z.O., as per plans submitted February 12, 2004 at **353 Webster St. - Granted**
2. Case #54-ZO-04 – Karen Raymond (Owner) proposes to subdivide existing parcel into two lots; at lot #1, create a buildable lot for a new single family dwelling and at Lot 2, maintain existing 3-family dwelling and seeks a **variance** from Section 6.07 lot frontage (Lot 1) and 6.02 lot width (both lots) of the Z.O., as per plans submitted March 9, 2004 at **739 Page St.**

#### **Granted**

3. Case #66-ZO-04 – Robert Kosten (Owner) proposes to build a 2-story addition for accessory dwelling unit; also build a 2<sup>nd</sup> story porch with storage below and seeks a **special exception** from Section 5.11 (L) (1) Accessory Dwelling Unit and a **variance** from Section 6.07 side yard setback of the Z.O., as per plans submitted March 2, 2004 at **1937 Elm St. - Granted**
4. Case #67-ZO-04 – Kelvin Rose (Owner) proposes to build a 20' x 24' open deck and seeks a **variance** from Section 6.07 side yard setback and lot coverage of the Z.O., as per plans submitted March 15, 2004 at **426 Walnut St. - Granted**
5. Case #68-ZO-04 – Debra Field (Owner) proposes to relocate existing driveway and parking spaces and maintain wrap around farmer's porch and seeks a **variance** from 6.07 front setback and street setback and 10.09 (B) parking setback of the Z.O., as per plans submitted March 12, 2004 at **540 Huse Rd. - Granted**

6. Case #69-ZO-04 – Michael Basher (Agent) proposes to build a 10' x 20', 1-story addition to existing garage and extend concrete in front; also maintain curb cut/driveway extension onto Cameron St. and seeks a **variance** from Section 8.24 (A) (1) Accessory Structure and 15.01 (B) Enforcement of Conditions of the Z.O., as per plans submitted March 16, 2004 at **71 Tyler Ave. - Denied**
7. Case #70-ZO-04 – Michael Carrier (Owner) proposes to maintain shed in side yard (where variance Case #29-ZO-03 gave stipulation that shed is to be brought into compliance) and seeks a **variance** from Section 8.24 (A) (3) Accessory Structures and 15.01 (B) Enforcement of Conditions of the Z.O., as per plans submitted March 16, 2004 at **67 Holt Ave. - Denied**
8. Case #71-ZO-04 – Evangelos Dusaitas (Owner) proposes to demolish portion of existing building and enclose sidewalls of remaining canopy creating two floors of commercial space and seeks **variance** from Section 6.07 lot coverage and 10.08 (C) driveway width of the Z.O., as per plans submitted March 29, 2004 at **291 Shasta St. - Granted**
9. Case #72-ZO-04 – Guy Montminy (Owner) proposes to build a 34' x 6' farmer's porch to front of home and seeks a **variance** from Section 6.07 front yard and side yards (2) of the Z.O., as per plans submitted March 19, 2004 at **194 Exchange Ave. - Granted**
10. Case #73-ZO-04 – Robert Marshall (Owner) proposes to build a 20' x 20', 1-story, 2-stall attached garage and seeks a **variance** from Section 6.07 side yard of the Z.O., as per plans submitted April 1, 2004, at **6 Edna Ave. - Granted**
11. Case #74-ZO-04 – Attorney Matthew Lapointe (Agent) proposes to maintain second floor apartment with parking and seeks a **variance** from Section 8.22 (E) visibility at corners, 8.24 (A) (2) Accessory Structures (2 counts) and 10.03 (B) number of parking spaces of the Z.O., as per plans submitted March 19, 2004 at **65 Bath St. - Granted**
12. Case #75-ZO-04 – William Hart (Agent) proposes to build a 23,300 sq. ft. building to provide 28 units for elderly housing with parking and seeks a **variance** from Section 5.10 (A) (7) use, 6.07 height in stores, 10.09 (B) parking setbacks of the Z.O., as per plans submitted March 30, 2004 at **628 Hanover St. - Granted**
13. Case #76-ZO-04 – David Galle (Owner) proposes to erect a new single-family dwelling and maintain detached accessory barn and seeks a **variance** from Section 8.24 (A) (1) Accessory Structures of the Z.O., as per plans submitted March 29, 2004 at **1333 Goffstown Rd.**  
Note: Existing single family home to be demolished upon completion. - **Granted**
14. Case #77-ZO-04 – Richard Power (Agent) proposes to demolish a 2-family dwelling and consolidate adjoining lots in order to build three buildings for attached single family dwellings (20) and seeks a **variance** from Section 5.10 (A) (2) attached 1-family dwellings, 10.8 (C) driveway width, 10.07 (G) landscaping of the Z.O., as per plans submitted

April 13, 2004 at **715 Massabesic St./Porter St. - Denied**

15. Case #78-ZO-04 – James McMillan (Owner) proposes to build a 9' x 13' addition and seeks a **variance** from Section 6.07 rear yard setback of the Z.O., as per plans submitted April 6, 2004, at **173 Ward St. - Granted**
16. Case #79-ZO-04 – Amanda Parenteau (Agent) proposes to occupy 1-story building for Administrative Offices; also erect sign and maintain additional parking and seeks a **variance** from Sections 5.10 (H-1) (2) Other Business, 6.07 lot coverage, 10.09 (B) parking setbacks, 10.07 (G) parking landscaping and 10.02 (F) business parking of the Z.O., as per plans submitted April 7, 2004 at **180 Revere Ave. - Denied**
17. Case #80-ZO-04 – Travis Warner (Agent) proposes to occupy space for laundromat and related services and seeks a **variance** from Section 10.03 (B) number of parking spaces of the Z.O., as per plans submitted April 1, 2004 at **714-720 Union St. - Granted**
18. Case #81-ZO-04 – **374 Bridge St.** – Subsequent Application
19. Case #82-ZO-04 – Raymond Boucher (Owner) proposes to maintain an 8' x 16' and 12' x 16' decks, landing & stairs; also maintain parking space and seeks a **variance** from Section 6.07 side yard setback, 10.09 (B) parking setbacks and 10.07 (B) parking layout of the Z.O., as per plans submitted April 7, 2004 at **86 Young St. - Denied**
20. Case #83-ZO-04 – Sean Gleason (Agent) proposes to build a 12' x 10', 3-seasons porch; also maintain 6' x 8' shed and parking and seeks a **variance** from Sections 6.07 rear yard setback, 10.09 (B) parking setback, 10.06 (A) parking layout and 8.24 (A) (2) accessory structures of the Z.O., as per plans submitted April 7, 2004 at **29 Watson St. - Granted**
21. Case #84-ZO-04 – Richard Browne (Agent) proposes to erect a 20' electric sign and seeks a **variance** from Section 9.09 (D) height of sign of the Z.O., as per plans submitted April 9, 2004 at **510 Harvey Rd. - Granted**
22. Case #85-ZO-04 – Daren Tremblay (Owner) proposes to subdivide lot into 3 lots; on Lot #1, maintain existing single-family home, at Lot 2, demolish existing commercial structure and build a 26' x 36' single family dwelling with attached 2-stall garage and at Lot 3, create a buildable lot and seeks a **variance** from Section 6.02 lot width for Lots 1, 2 & 3, 6.07 front setback for Lot 2 and 6.07 rear setback for Lots 1 & 2, all as per plans submitted April 5, 2004 at **525 Mast Rd. – Granted**

**BUSINESS MEETING**

Request for Rehearing:

Case #50-ZO-04 – **241 Lovering St.** (subdivide property) - **Granted**

Subsequent Application:

Case #81-ZO-04 – **374 Bridge St.** (convert single family to two family, create two parking spaces in street yard). - **Granted**

Steven J. Freeman, Chairman